

PLANNING COMMISSION REGULAR MEETING MINUTES

Community/Senior Center
1808 Main Street, Lake Stevens
Wednesday, September 3, 2014

CALL TO ORDER: 7:00 pm by Chair Gary Petershagen

MEMBERS PRESENT: Gary Petershagen, Chairman, Janice Huxford, Vice Chair, Mirza Avdic, Pamela Barnet, Jennifer Davis, Tom Matlack

MEMBERS ABSENT: Linda Hoult

STAFF PRESENT: Planning and Community Development Director Rebecca Ableman, Senior Planner Russ Wright, and Senior Planner Sally Payne

OTHERS PRESENT: Dave Huber, Gail Kallicott, Kyle Mose

Guest business. None.

Special Presentation. None.

Action Items:

1. *Approve August 20, 2014 Meeting Minutes.* Commissioner Avdic noted in the section where he was introduced that KCLS Library Board should be KCLS Kirkland Library Board. Motion by Commissioner Huxford, second by Commissioner Barnet, to approve the minutes of the August 20 meeting as corrected. Motion carried 6-0-0-1.

2. *Frontage Improvement Code Amendment Public Hearing.*

Motion by Commissioner Matlack, second by Commissioner Avdic, to open the public hearing on Frontage Road Development Improvement Code Amendment (LUA-2014-0058). Motion carried 6-0-0-1.

Senior Planner Payne presented the background and overview of the proposed code amendment, noting the direction from City Council related to the amendment. Staff reviewed the requirements for approving land use code amendments, adding that this proposal met the requirements. The findings and conclusions from the staff report were highlighted: the proposed amendments were consistent with the adopted Lake Stevens Comprehensive Plan, meet the criteria for amending the land use code, and complied with the Growth Management Act. Staff addressed the Commission's questions related to process, streamlining and actions of other jurisdictions. Senior Planner Payne informed the Commission that no public comment was received and that several jurisdictions including Marysville and Mill Creek has considered similar amendments. Director Ableman responded that the proposed amendment would streamline the process by providing the Public Works Director flexibility to waive frontage requirements when specific criteria were met. The Commission acknowledged and thanked staff for their responses.

Staff recommended the Planning Commission forward a recommendation to City Council to approve the proposed Frontage Road Development Improvement Code Amendment

(LUA2014-0058).

Public comments: None. Staff added that no written comments had been received.

Motion by Commissioner Huxford, second by Commissioner Barnet, to close public testimony. Motion carried 6-0-0-1.

Motion by Commissioner Matlack, second by Commissioner Huxford, to close the public hearing on the Frontage Road Development Improvement Code Amendment. Motion carried 6-0-0-1.

Motion by Commissioner Barnet, second by Commissioner Davis, to forward a recommendation to City Council to approve the Frontage Road Development Improvement Code Amendment (LUSA2014-0058). Motion carried 6-0-0-1.

3. 2014 Comprehensive Plan Docket Public Hearing.

Motion by Councilmember Matlack, second by Councilmember Barnet, to open the public hearing on the 2014 Comprehensive Plan Docket. Motion carried 6-0-0-1.

Senior Planner Payne presented the proposed city-initiated amendments and responded to questions. Staff discussed the background and overview of the Docket and Comprehensive Plan amendments and reviewed how each item met the criteria for approval.

Senior Planner Wright provided a detailed review of the citizen-initiated maps amendments including the Huber request to change the land use designation from Medium Density Residential to Local Commercial on a 3.7 acre parcel close to Highway 204 and 10th Street SE and the Kjorsvik request to change the land use designations on several parcels in an 11-acre parcel near the eastern intersection of SR-9 and Soper Hill Road to Commercial and Local Commercial.

Senior Planner Wright clarified the distinction between the comprehensive plan docket and the rezone: the comprehensive plan is the guiding document for the city and incorporates goals and policies; the rezone is more site specific, with exact uses and standards for the development of a particular site.

He noted the proposed changes were consistent with the city's planning goals. He reviewed the public notice, environmental review, SEPA checklist and traffic study processes which were followed. Based on the traffic study, recommendations for improvements were incorporated as conditions into the SEPA determination for Kjorsvik. Staff recommended the Planning Commission forward a recommendation for approval to City Council of each map change.

Motion by Commissioner Davis, second by Commissioner Huxford, to open the public testimony portion of the hearing. Motion carried 6-0-0-1.

Gail Kalllicott, 4612 87th Avenue NE, Marysville, asked about the location of the roundabout. Staff explained the exact location had not been determined; it would be somewhere on the applicant's property near the intersection of Highway 9 and Soper Hill Road.

Motion by Commissioner Matlack, second by Commissioner Avdic, to close the public testimony portion of the hearing. Motion carried 6-0-0-1.

Motion by Commissioner Matlack, second by Commissioner Davis, to close the public hearing on the 2014 comprehensive plan docket. Motion carried 6-0-0-1.

Motion by Commissioner Huxford, second by Commissioner Barnet, to forward the city-initiated amendments to the comprehensive plan, T-1 through T-4, and the two citizen-initiated amendments to the land use map, M-1 and M-2, to the City Council with the recommendation for approval. Motion carried 6-0-0-1.

4. Kjorsvik Rezone Public Hearing.

Motion by Commissioner Matlack, second by Commissioner Huxford, to open the public hearing on the Kjorsvik rezone. Motion carried 6-0-0-1.

Senior Planner Wright noted that the background material from the above comprehensive plan action applied to the rezone application of the 11-acre parcel and supported the rezoning to Commercial District and Local Business. Staff analyzed the uses of adjacent properties and concluded the uses under the requested rezone could be compatible with the appropriate screening and implementation of the municipal code's design guidelines and land use elements. Traffic mitigation would need to occur at the time of development, including intersections at Soper Hill, the on-site roundabout, and possibly site improvements at Lake Drive and Lundeen to accommodate future traffic. Staff believed the project, as conditioned, was consistent with the city's comprehensive plan and that it met the criteria for rezone. He noted the Planning Commission was the hearing body for this project, instead of the Hearing Examiner, because there were multiple parcels involved and the rezone was so closely tied to the comprehensive plan changes. Staff recommended the Planning Commission forward a recommendation of approval to City Council, subject to the listed conditions.

Staff clarified that the walkability would be considered at the time a specific development request was received. Director Ableman noted, one-way traffic on Soper Hill would allow for substantial walkways or sidewalk. The setbacks for commercial development were reviewed. Staff informed the Commission the WA State Department of Transportation was provided notice through the SEPA process and that they had not provided comment.

Motion by Commissioner Matlack, second by Commissioner Huxford, to open the hearing for public testimony. Motion carried 6-0-0-1.

Kyle Mose, 114th Court NE, asked if consideration had been given to dead-ending Soper Hill Road, as opposed to making it a one-way. Staff responded that it and other alternatives had been discussed and might be considered in the future.

Staff noted the only letter received was from Snohomish County Surface Water, requesting specific drainage analysis at the time of development.

Motion by Commissioner Barnet, second by Commissioner Matlack, to close the public testimony. Motion carried 6-0-0-1.

Motion by Commissioner Hexford, second by Commissioner Matlack, to close the public hearing on the Kjorsvik rezone. Motion carried 6-0-0-1.

Motion by Commissioner Matlack, second by Commissioner Barnet, to forward to City Council a recommendation of approval of the Kjorsvik rezone request based on the Findings of Fact, Conclusions, and the recommended conditions as listed by staff. Motion carried 6-0-0-1.

Commissioner Reports. Commissioner Matlack reported the cleanup of the rail line at Monte Cristo had been delayed. Commissioner Barnet noted asked about sidewalks along South Lake Stevens Rd; staff noted the work being done was a drainage project, but the shoulder would be expanded. Commissioner Huxford reported on the new Aquafest Board.

Planning Director's Report.

The Planning Commission is invited to the presentation on the Lake Stevens housing profile, which will be presented at the September 8 City Council meeting. The city is a member of the Alliance for Housing Affordability.

Adjourn. Motion by Commissioner Huxford, second by Commissioner Davis, to adjourn at 8:03 p.m. Motion carried 6-0-0-1.

Gary Petershagen, Chair

Planning & Community Development